

ORDINANCE NO. 630 N.S.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING THE ZONING AND BUILDING CODES
 TO REVISE THE REGULATIONS FOR DRIVEWAYS
 (CODE AMENDMENT 90005)

WHEREAS, The City has initiated an amendment to the Zoning and Building Codes to update the regulations for driveways and to consolidate said regulations in one code section; and

WHEREAS, public hearings were conducted by the Planning Commission on October 23, 1990 and by the City Council on May 19, 1992, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

WHEREAS, a Negative Declaration has been adopted for this code amendment in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that the Municipal Code be amended as follows:

SECTION I: Subsections (F) and (G) of Section 17.04.020 are hereby deleted.

SECTION II: Subsections (A) and (C) of Section 17.04.030 are hereby deleted.

SECTION III: Subsection (D)(a) of Section 17.04.030 is hereby deleted.

SECTION IV: Subsection (A)(1) of Section 21.22.060 (Size of Parking Spaces in Residential Zones) is amended to add the following sentence:

"Garage door openings shall be at least eight feet in width for each parking space within a garage."

SECTION V: Subsection (C) of Section 21.22.060 is amended to read as follows:

C. Driveways.

1. Single family residential: No more than four residential dwelling units may be served by a driveway, whether the driveway serves a single parcel or several adjoining parcels. Any access serving five or more residential dwelling units shall be required to be dedicated and improved as a standard City street. Consideration of development potential of adjoining properties that could need to be served by the same access shall be included in the calculation of the number of dwelling units to be served.

2. All other residential development: Residential development consisting of five (5) or more residential dwelling units, including all multi-family, apartment, clustered, condominium, and Planned Unit Development residential projects, shall be served by City standard streets. Exception: Through the Development Plan process the Planning Commission and, upon appeal, the City Council, may consider and approve alternative forms of access if the finding can be made that the proposed design will provide adequate and appropriate levels of vehicular and pedestrian access, parking, traffic safety, fire protection, and community appearance, including potential access to other properties.

3. Minimum driveway width requirements:

a. Driveways that serve one residential unit: For driveways that are 50 feet or less in length, the minimum width

shall be 16 feet. For driveways that exceed 50 feet in length, the width may be reduced to a minimum of 12 feet for the full length of the driveway. It should be noted that the Fire Department reserves the right to require that residential fire sprinkler systems be installed in residential units served by 12 foot wide driveways longer than 50 feet.

b. Driveways that serve two residential units: For driveways that serve no more than two residential units, the minimum width shall be 16 feet.

c. Driveways that serve three or four residential units: For driveways that serve three but no more than four residential units, the minimum width shall be 24 feet.

d. Driveways that serve five or more residential units, commercial, industrial and institutional uses: Two-way drives shall be a minimum of 24 feet in width and shall not be obstructed by parking and shall be legally posted as fire lanes as per the California Vehicle Code. One-way drives shall be a minimum of 16 feet in width unless the Fire Chief determines that additional width and turnaround facilities are necessary because of the distance of structures, buildings, and/or storage areas from the street. One way drives must have separate drive approaches into streets or alleys for ingress and egress.

4. Radii, turn-arounds, and turnouts:

a. Driveways that serve one residential unit:

(1) Driveways less than 150 feet long: The minimum centerline radius shall be 35 feet.

(2) Driveways 150-500 feet long: Minimum radii shall be the same as in subsection 4a(1), above; a turn-around shall be provided at the dwelling(s); said turn-around shall meet City standards.

(3) Driveways longer than 500 feet: In addition to the radii and turn-arounds required by subsection 4a(1), above; turn-outs providing an additional paved surface 10 feet wide by 50 feet long shall be provided. One turn-out shall be provided per every 250 feet of driveway length, in a location to be approved by the City Engineer.

b. Driveways that serve more than one residential dwelling unit, commercial, industrial and institutional uses: Minimum radii shall be 42 feet for the outer radius and 28 feet for the inner radius. Radii shall not be obstructed by parking. Turn-arounds shall be provided at dead end driveways that exceed 150 feet in length as required by the Fire Chief; said turn-arounds shall meet City standards.

5. Minimum back-up dimension for garages or carports: A minimum 25 foot deep backup area shall be provided between the rear of a garage or carport and the sidewalk or a side property line. Notwithstanding any other provision of this Title that establishes minimum setbacks, garages or carports that open to alleys shall be set back from the alley a sufficient distance to provide a minimum 25 foot deep paved backup area.

6. Surface: Driveways shall be paved with a hard surface such as asphaltic concrete, Portland Cement concrete, bricks, pavers, or turf block. Pavement shall be maintained in good condition and be capable of supporting a 17 ton fire apparatus. For all driveways, except those serving no more than 4 residential units that are less than 50 feet in length, a registered civil engineer shall certify that the driveway design meets this standard.

7. Drainage: Driveways exceeding 10 percent gradient shall provide berms and approved drainage devices as required by the City Engineer.

8. Maximum gradient: Driveways shall not exceed a maximum grade of 15 percent.

9. Vertical clearance: All driveways shall have a minimum vertical clearance of 13 feet, 6 inches.

10. Exceptions: Where topography and other physical factors such as existing setbacks, lot dimensions and large specimen trees, particularly oaks, combine to make development in accordance with the above driveway standards infeasible, the Planning Commission or Development Review Committee may grant exceptions to the gradient and driveway width requirements, subject to any mitigation measures necessary to assure adequate fire protection. The Fire Department reserves the right to require that residential fire sprinkler systems be installed when emergency access is restricted.

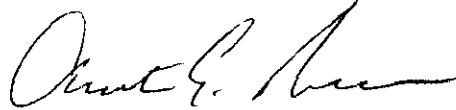
11. Common driveways: Common driveways shared by more than one lot shall be allowed when proper easements or agreements have been executed and filed with the City. The driveway shall not be more than 500 feet from the street or alley to the parking area served.

PASSED AND ADOPTED, This 16th day of June, 1992, by the following roll call vote:

AYES: Martin, Picanco, Reneau, Russell, & Iversen

NOES: None

ABSENT: None



MAYOR CHRISTIAN E. IVERSEN

ATTEST:


RICHARD J. RAMIREZ, CITY CLERK

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